



REGULAR MEETING OF THE CITY COUNCIL AND THE CITY COUNCIL SITTING AS THE REDEVELOPMENT AGENCY

**REGULAR CC/RDA MEETING
Council Chambers in City Administrative Services Building
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234**

WEDNESDAY, DECEMBER 10, 2003

**Study Session - 3:00 p.m.
Regular Meeting - 6:30 p.m.
(Or As Soon Thereafter as the Meeting May be Commenced)**

Copies of each current agenda will be available in the City Hall Lobby Thursday afternoon prior to the scheduled Council meeting. A copy of the complete agenda book is also available for public review in the City Hall Lobby on that same schedule. If you have any additional questions or need further information on any of the following items, please contact the Deputy City Clerk at 770-0322 between the hours of 7:00 a.m. and 6:00 p.m. Monday through Thursday. PLEASE REMEMBER THAT CITY HALL IS CLOSED EVERY FRIDAY.

3:00 P.M.- STUDY SESSION

1. Introduction of Jeannie Kays, new librarian for the Cathedral City library.
2. Coachella Valley Home Purchase Finance Authority. Coachella Valley Association of Governments (CVAG) Program. **(Report for this item will be distributed under separate cover)**
3. Architectural Review Committee update.
4. Presentation of the Capital Improvement Program (CIP) Budget. **(Report for this item will be distributed under separate cover)**
5. Review of December 10, 2003, City Council/Redevelopment Agency Board agendas.
6. City Council/staff reports and inquiries of new or ongoing projects.
7. Closed Session urgency items.

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**CC/RDA MEETING:
CLOSED SESSION**

1. CONFERENCE WITH LEGAL COUNSEL- ANTICIPATED LITIGATION pursuant to Government Code Section 54956.9, Subd. (b).
Number of Potential Cases: 1
2. CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54957.6
Agency Negotiator: Donald Bradley, City Manager
Represented Employees: 1) Cathedral City Firefighters Association (CCFFA);
2) Cathedral City Police Officers' Association (CCPOA)
3. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION pursuant to Government Code Section 54956.9, Subd. (k):
Case Name: Glenn Haas, Jeff Miller, Brian Hirzel and Cathedral City Police Officers Association vs. Cathedral City; Cathedral City Police Department; Stan Henry, Chief of Police; John Holcomb, Captain; Gregory J. Savelli, Lieutenant; Sandra Hatfield, Dispatch Supervisor, et al.
Case No.: United States District Court, Central District of California Case No. EDCV 02-965
4. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: 5000 Square foot space inside IMAX building at the Easterly end of the building
Negotiating Parties: Redevelopment Agency and H. Salimaki
Under Negotiation: Proposed lease agreement and rent abatement
5. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: 68-700 Avenida Lalo Guerrero-Civic Center building southeast corner of first floor
Negotiating Parties: Redevelopment Agency and S. Goodell
Under Negotiation: Proposed lease of vacant space within Civic Center Building
6. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: 68-745 "C" Street
Negotiating Parties: Redevelopment Agency and Property Owner
Property Owner: Rosella and Woodrow Potts
Under Negotiation: Acquisition of Property

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7. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: East of Van Fleet Avenue, South of East Palm Canyon Drive, West of Date Palm Drive, Northeast of East Cathedral Canyon Channel and North of "D" Street. APN #'s 687-207-005 (**68-759 Palm Canyon Drive**), 687-221-002 (**37-170 Van Fleet**), 687-223-016 (**68-851 "B" Street**), 687-223-018 (**37-237 Allen Avenue**), 687-225-004 (**68-760 D Street**), 687-225-006 (**68-770 B Street**), 687-225-008 (**68-780 D Street**), 687-221-005; 687-221-006; and 687-225-016 (**68-837 C Street**).
Negotiating Parties: Redevelopment Agency and BCN Developments, LLC
Property Owners: Martin Sousa, et al, Francine Dickson, et al, Jorge & Maria Sanchez, Danroy Corporation, Sam & Vikki Stickles, and Ezequiel Escobar, et al.
Under Negotiation: Acquisition/Disposition of Property
8. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: South Panorama Area: APN Nos. 678-030-061-063, 065, 067, 069; 678-060-001; 678-060-049; 678-060-050; 678-060-002-003,004,005; 678-060-052;678-060-051;678-060-053 (**Vega Road, Corta Road and Landau**)
Negotiating Parties: Redevelopment Agency & Property Owners
Property Owners: Norgaard & Durhack; Peter and Sheila Zarenejad; Barbara, Clyde Trust; Vincent and Karen Pirozzi; Betty, Dworet Trust; Allan and Ellen Staller; Vincent and Karen Pirozzi; and Elaine and Donald Crowley
Under Negotiation: Property Acquisition
9. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: Whitewater Neighborhood:680-393-006; 680-393-005;680-393-004; 680-393-003; 680-393-002; 680-393-001; 680-404-001-0002,003,004,005,006,007,008,009,010; 680-393-010; 680-393-009;680-393-008; 680-393-007; 680-394-004; 680-394-003; 680-394-002; 680-394-001; 680-405-001-002,003,004; 680-405-008; 680-405-009 (**Moreno Road, Ocatillo Road, Via De Anza and Ortega Road**)
Negotiating Parties: Redevelopment Agency & Property Owners
Property Owners: Grimshaw Sales and Distribution; Clare Stratton; Emerson & Evelyn, Virginia Vaughn; Donald & Byers, Lillian Dempsey; Matthew Millen; Raymond and Randy Purnel; Robert Jacobs; Ernest & Hamby, Patricia

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- Pearson; Gerardo Velasco; Ester Hoffman; Peter Zarenejad; Jose Torres; Helen Gallucci; Yolanda Villegas; Coachella Valley Water District; Newport Homes; Jesus Razura; Floyd Vail; Dario Cancino; Ricardo and Katherine Aguilar; and Sandeep & Khullar, Sonia
- Under Negotiation: Property Acquisition
10. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: 68-780 First Street and Monty Hall
APN # 687-201-003
Negotiating Parties: Redevelopment Agency &
Property Owner: Aaron & Rebecca Safirstein
Under Negotiation: Acquisition of Property
11. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: East of the East Cathedral Canyon Storm Channel in designated open space area. APN#s: 686-310-006; 686-232-034; 686-270-004 and 006; 686-260-014; 687-490-001, 003 and 004; and 687-241-056
Negotiating Parties: Cathedral City Redevelopment Agency and Desert Resorts Cove Golf Resorts
Property Owners: City of Cathedral City and Cathedral City Redevelopment Agency
Under Negotiation: Disposition of Property
12. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: Date Palm Drive and Whitewater River Wash.
APN#s: 674-020-011 and 674-020-009
Negotiating Parties: Cathedral City Redevelopment Agency and Barbara Gonzales-Lyons
Property Owners: Barbara Gonzales-Lyons
Under Negotiation: Lease Agreement and acquisition of land

REPORT OF ACTION(S), IF ANY

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MINUTES

Approval/Correction of minutes from the regularly scheduled City Council/RDA Board meeting held on Tuesday, November 25, 2003 and the special closed session meeting of the City Council/RDA Board meeting held on Wednesday, November 19, 2003.

SCHOOL REPORTS

Receive School Reports presented by Martin Silva and Vivian Enriquez, Students from Cathedral City High School.

CONSENT AGENDA

1. Receive and file claims and demands in the aggregate amount of \$4,366,179.48 for the month of October, 2003.
2. Proposed Resolution of the City Council for the City of Cathedral City, endorsing application under the Mobile Source Air Pollution Reduction Review Committee FY 2003/2004 AB2766 subvention match program.
3. A Resolution of the City Council of the City of Cathedral City, California, authorizing and directing the City Clerk to destroy and/or erase specified records pursuant to the City's records retention schedule.
4. Approval of a revised Memorandum of Understanding concerning the Coachella Valley Fringe-Toed Lizard Habitat Conservation Plan.

PUBLIC HEARINGS

5. Approval of Tentative Parcel Map 31679: a request to subdivide 11.3 acres into 6 commercial and 5 common lots, located south of East Palm Canyon Drive, at the terminus of Date Palm Drive in the CTR (Commercial Tourist and Recreation) Zone, and subject to specific plan 02-60 (Plaza de Oro).

LEGISLATIVE ACTION(S)

6. Approval of consultant contract with Muni Financial for assessment engineering for the proposed 35th Avenue street and sewer district formation (AD 2003-01).
7. Resolution of necessity for the purchase of one single family lot for the purpose of street construction.
8. Approval of the City of Cathedral City to enter into an agreement with Terra Nova Planning & Research to perform an environmental assessment for the exchange of land between the City and allottees of the Agua Caliente Band of Cahuilla Indians, in an amount not to exceed \$ 30,000.
9. Authorization to support U.S. Senator Barbara Boxer's Legislation "Service to Country Reimbursement Act".
10. Approval of the Jobs Housing Balance Grant, 2003, State Standard Agreement No. 03-JHBP-013 between the City of Cathedral City and the State of California, acting through the Department of Housing and Community Development, for the purpose of administering a grant and approval of a Resolution Authorizing the Execution of State Standard Agreement No. (03-JHBP-013).

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11. Approval of Final Parcel Map PM 31465: Northwest corner of Rancho Vista Drive and Corral Road.
12. Approval of the Memorandum of Understanding M23-006, between the Riverside County Transportation Commission and the City of Cathedral City for the funding and joint development of the East Palm Canyon Drive bridge at the West Cathedral Canyon channel within the City of Cathedral City.
13. Approval of Master Agreement No. 000428 between the City of Cathedral City and the State of California, acting through the Department of Transportation, for the purpose of administering state funded projects and approval of Resolution authorizing the execution of Master Agreement No. 000428.
14. Resolution to approve a Memorandum of Understanding with the South Coast Air Quality Management District to implement regulations to reduce dust and PM 10 Emissions; to adopt an Ordinance to establish minimum requirements to regulate construction and demolition activities in order to reduce dust and the corresponding PM 10 Emissions; and to adopt the dust control handbook, 2003 edition. (**1st Reading**)

COUNCIL REPORTS ON CITIZEN INQUIRIES AND CONCERNS.

ADJOURNMENT

The next regularly scheduled meeting of the City Council/Redevelopment Agency Board will be held on **Wednesday, January 14th, 2004.**

This Agenda is also available for viewing on the City's Web Site. The Web Site address is www.cathedralcity.gov

Daryl Betancur, Deputy City Clerk
City of Cathedral City

HAPPY HOLIDAYS!